



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: December 17, 2012
Applicant: Bonita Carwash
Case No.: DRC-09-33
Address: 3048 Bonita Road
Project Planner: Caroline Young

Notice is hereby given that on December 17, 2012, the Zoning Administrator considered Design Review (DRC) application DRC-09-33, filed by Bonita Carwash ("Applicant"). The Applicant requests Design Review approval to construct a 1280 sq. ft. auto lube building in conjunction with the existing carwash operation. The Project is located at 3048 Bonita Road ("Project Site") and is owned by Charles Tibbett ("Property Owner"). The Project Site is zoned Commercial Visitor (CVP) Zone and has a General Plan designation of Commercial Visitor (CV). The Project is more specifically described as follows:

The Project consists of the construction of a one-story, 1,280 sq. ft. auto lube building in conjunction with the existing carwash operation with additional parking, trash enclosure and landscaping on the site. The auto lube building will be constructed behind the existing carwash operation and serve up to four customers at one time. Vehicles will access the site through a one-way driveway off of Bonita Road. Garage doors are located in the front and rear of the building to allow vehicles to enter the building and then exit to Lynwood Drive after the service is completed. The building will incorporate the same design features, colors, and materials as the existing building. The building will consist of a stucco building with a "California Peach" color with a "Suntan" color for the trim. The roof will consist of a Redland clay tile. The garage doors will have an arched opening to replicate the arches found through the design of the carwash building. Additional landscaping and parking spaces will be provided throughout the site. The proposed trash enclosure will be relocated to the east of the site along Lynwood Drive for better access.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

The Zoning Administrator, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of facts as required by CVMC Section 19.14:

That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Chula Vista Design Manual.

The Project is consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Design Manual. The building will incorporate the same design features, colors, and materials as the existing building such as providing the paint color, roof tile, and arched design of the garage doors. This building will allow repair services in addition to providing a car wash to customers. A new trash enclosure will be relocated and constructed to meet current code regulations.

The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

The design features are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual. The landscape plan proposes water efficient plants and water efficient irrigation system to reduce the overall maintenance cost of the project.

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Approval of this Design Review Permit is contingent upon approval of Conditional Use Permit application, PCC-09-073 by the Zoning Administrator.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on December 17, 2012.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services

Fire Department

7. This project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20psi).
8. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project
9. Fire Hydrants shall be located not greater than 300 feet apart for commercial properties.
10. The Applicant shall provide one fire extinguisher for each 3,000 square feet of travel in any direction.
11. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.
12. The fire access road shall not be obstructed in any manner, including the parking of vehicles.
13. The building shall be provided with Knox appliances
 - Provide a Knox Vault at the main entrance to the building.

14. The building(s) shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
15. The Applicant shall obtain an operational permit for the storage, handling or use of more than 25 gallons of combustible liquids indoor of 60 gallons outdoors. The Applicant shall show the quantities of flammable/combustible liquids and how they will be stored.

Land Development Division

16. The Applicant shall be required to pay Engineering Fees based on the final approved building plans for the project.
17. The Applicant shall obtain a Construction Permit from the Development Services Department to perform the following work in the City's right-of-way, prior to Engineering's release of any building permit. The street improvements shall include but not limited to:
 - a. Removal and replacement of any broken or damaged curb, gutter, and sidewalk.
 - b. Removal and replacement of existing driveways that does not comply with the City of Chula Vista Construction Standard CVCS-1A.
 - c. Replacement of existing driveway along Third Avenue with curb, gutter, and sidewalk to match existing improvements.
18. This project shall comply with all requirements of the Chula Vista Development Storm Water Manual (Storm Water Manual) for both construction and post-construction phases of the project. Prior to DRC approval, documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance.
19. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity, and any subsequent re-issuances thereof. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of grading activities. The SWPPP shall specify construction structural and non-structural pollution prevention measures.

20. The Applicant shall comply with the City of Chula Vista Municipal Code 14.18-Floodplain Regulations.
21. All driveways shall conform to the City of Chula Vista's sight distance requirements in accordance with Section 18.16.220 of the Municipal Code. Also, landscaping, street furniture, or signs shall not obstruct the visibility of driver at the street intersections or driveways.
22. Any used oil containers shall be kept in completely enclosed and covered areas. Cleaning of such area shall be performed by professional power washing companies who are properly equipped to capture and dispose of wastewater in accordance with the City of Chula Vista Municipal Code.
23. The trash enclosure area shall be covered with a solid roof or awning to avoid contamination of runoff.
24. All on-site storm drain inlets and catch basins shall be provided with permanent stenciling and signage according to City of Chula Vista Standards to prohibit illegal discharge to the storm drain system.

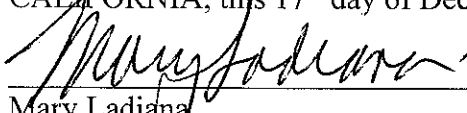
II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-09-33, date stamped approved on December 17, 2012, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's

DRC-09-33, Auto Lube Building

and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 17th day of December 2012



Mary Ladiana
Zoning Administrator